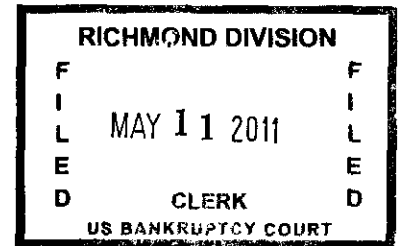


IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
RICHMOND DIVISION



In re:

Chapter 11

CIRCUIT CITY STORES, INC., et al.,

Case No. 08-35653-KRH

Debtors.

Jointly Administered

**NOTICE OF CHANGE OF ADDRESS**

PLEASE TAKE NOTICE that 2005-C1 Shoppes of Plantation Acres, LLC, assignee of Starpoint Properties, LLC, a creditor in the cases of the above-captioned debtors ("Debtors"), directs the Debtors and counsel for the Debtors (including the claims and distribution agent appointed in these cases) to change its address in regard to Claim No. 12855 for the purposes of administering its claim (as listed on the Debtors' claims register), and hereby requests that service of any pleadings, notices, correspondence and distributions relating to such claim be sent to the New Address set forth below, effect as of the date hereof.

**Former Address**

Starpoint Properties  
c/o Augustus C. Epps, Jr., Esq.  
Christian & Barton LLP  
909 E. Main Street, Suite 1200  
Richmond, VA 23219

**New Address**

2005-C1 Shoppes of Plantation Acres, LLC  
c/o LNR Partners, LLC  
1601 Washington Avenue  
Suite 700  
Miami Beach, FL 33139

[SIGNATURE FOLLOWS ON NEXT PAGE]

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and belief.

**2005-C1 Shoppes of Plantation Acres,  
LLC**

By: LNR Partners, LLC, its Manager

By:  \_\_\_\_\_

Name: RANDOLPH S. WOLPERT

Title: VICE PRESIDENT

**ASSIGNMENT OF CLAIM**

**STARPOINT PROPERTIES, LLC ("Assignor")**, on its own behalf and as Manager of Sunrise Plantation Properties, LLC, the owner of a retail center known as Shoppes of Plantation Acres, located at 12260-12370 West Sunrise Boulevard, Plantation, Broward County, Florida, for good and valuable consideration, hereby absolutely and unconditionally assigns to CSFB 2005-C1 SHOPPES OF PLANTATION ACRES, LLC, a Florida limited liability company ("Assignee"), whose address is c/o LNR Partners, Inc., 1601 Washington Avenue, Suite 700 Miami Beach, Florida 33139, all of its interest in that certain claim filed by or on behalf of Assignor in the bankruptcy of Circuit City Stores, Inc., or any of its affiliates (collectively, "CCS") pending in the United States Bankruptcy Court for the Eastern District of Virginia, Case No. 08-35653, Claim No. 12855, filed on or about May 5, 2009, which evidences a claim in the amount of \$1,042,054.01, a copy of which is attached hereto as **Exhibit A ("Claim")**.

Assignor agrees that, in the event Assignor receives any payments or distributions with respect to Claim after the date hereof, Assignor shall accept the same as Assignee's agent and shall hold the same in trust on behalf of, and for the sole benefit of, Assignee and shall promptly deliver the same to Assignee.

Assignor agrees that in the event Assignor receives any correspondence with respect to the Claim after the date hereof, Assignor shall promptly forward such correspondence to the Assignee at the following address:

c/o LNR Partners, LLC  
Attn: Director of Servicing  
(Re: CSFB 2005-C1 Loan no. 991071487)  
1601 Washington Avenue, Suite 700  
Miami Beach, Florida 33139

Assignor hereby waives any notice and hearing requirements imposed by Rule 3001 of the Federal Rules of Bankruptcy Procedure and further stipulates that any necessary order may be entered by the Clerk of the Bankruptcy Court recognizing Assignee as the valid owner and holder of such Claim. It shall be the Assignee's responsibility to file any requisite notice of transfer.

Assignor does not make any representations or warranties regarding the Claim other than Assignor is the sole, present owner of the Claim, with the rights to transfer the Claim as described herein. Further, the Claim is assigned to the Assignee without recourse to the Assignor.

IN WITNESS WHEREOF, the undersigned has duly executed this Assignment of Claim by its duly authorized representative this 10 day of September, 2010.

**STARPOINT PROPERTIES, LLC**, on its  
own behalf and as Manager of Sunrise  
Plantation Properties, LLC

By: 

Name: Paul Doneshrad  
Title: CEO

**EXHIBIT A TO ASSIGNMENT OF CLAIM**

B 10 (Official Form 10) (12/08)

UNITED STATES BANKRUPTCY COURT      Eastern District of Virginia		PROOF OF CLAIM
Name of Debtor: Circuit City Stores, Inc.		Case Number: 08-35653
NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the case. A request for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 501.		
Name of Creditor (the person or other entity to whom the debtor owes money or property): Starpoint Properties, LLC		<input type="checkbox"/> Check this box to indicate that this claim asserts a previously filed claim.  Court Claim Number: (If known) _____  Filed on: _____
Name and address where notices should be sent: Augustus C. Epps, Jr., Esquire Christian & Barton, L.L.P. 908 East Main Street, Suite 1200, Richmond, VA 23219-3095  Telephone number: (804) 997-4104		
Name and address where payment should be sent (if different from above): Starpoint Properties, LLC 450 N. Roxbury Drive #1050 Beverly Hills, California 90210  Telephone number: (310) 247-0650		<input type="checkbox"/> Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.  <input type="checkbox"/> Check this box if you are the debtor or trustee in this case.
1. Amount of Claim as of Date Case Filed: \$ <u>1,042,054.01</u> secured by (a) (b) (c) and other damages as set forth in accounts for which (b) (c) (1) priority may be asserted. See attachment for breakdown. If all or part of your claim is secured, complete item 4 below; however, if all of your claim is unsecured, do not complete item 4.  If all or part of your claim is entitled to priority, complete item 5.  <input checked="" type="checkbox"/> Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.		5. Amount of Claim Entitled to Priority under 11 U.S.C. § 507(a). If any portion of your claim falls in one of the following categories, check the box and state the amount.  Specify the priority of the claim:  <input type="checkbox"/> Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).  <input type="checkbox"/> Wages, salaries, or commissions (up to \$10,950*) earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier - 11 U.S.C. § 507 (a)(4).  <input type="checkbox"/> Contributions to an employee benefit plan - 11 U.S.C. § 507 (a)(5).  <input type="checkbox"/> Up to \$2,425* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. § 507 (a)(7).  <input type="checkbox"/> Taxes or penalties owed to governmental units - 11 U.S.C. § 507 (a)(8).  <input type="checkbox"/> Other - Specify applicable paragraph of 11 U.S.C. § 507 (a) _____.  Amount entitled to priority: \$ _____  <small>*Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.</small>
2. Basis for Claim: <u>Lease obligations under lease (copy of lease provided upon request)</u> (See instruction #2 on reverse side.)  3. Last four digits of any number by which creditor identifies debtor: _____  3a. Debtor may have scheduled account as: <u>Store No. 3249</u> (See instruction #3a on reverse side.)		
4. Secured Claim (See instruction #4 on reverse side.) Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information.  Nature of property or right of setoff: <input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other Describe: _____  Value of Property: \$ _____ Annual Interest Rate: % _____  Amount of arrearage and other charges as of time case filed included in secured claim: If any: \$ _____ Basis for perfection: _____  Amount of Secured Claim: \$ _____ Amount Unsecured: \$ _____		
6. Creditors: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.  7. Documents: Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. You may also attach a summary. Attach redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary. (See instruction 7 and definition of "redacted" on reverse side.)  DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.  If the documents are not available, please explain: _____		
Date: <u>05/05/2009</u>  Signature: The person filing this claim must sign it. Sign and print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any.  <u>/s/ Augustus C. Epps, Jr., counsel</u>		FOR COURT USE ONLY

Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571.

Circuit City Stores, Inc.  
Case no. 08-35653

Lessor:  
Starpoint Properties, LLC

Location:  
Store #3249, Plantation, Florida

Lease Expiration:  
January 31, 2018  
15% (March 12, 2009 - January 31, 2018) equals 16 months

Claim:\*

November 2008 rent (\$57,740.17) plus Florida sales tax (\$3,306.94)		\$61,047.11
12 months rent (including Florida sales tax)	732,565.32	
Rent for 15% of remaining term	976,753.76	976,753.76
Attorneys fees and costs as of February 28, 2009		4,253.14
Total		<u>\$1,042,054.01</u>

\*Debtor rejected lease effective March 12, 2009. Starpoint Properties reserves the right to amend this proof of claim at the time of the filing of the appropriate notice of rejection. This claim is without prejudice to Starpoint Properties' position that attorneys fees and costs and other post-petition obligations constitute Chapter 11 administrative expenses under 11 U.S.C. § 365(d)(3), and also without prejudice to creditor's right to claim all or a portion of its additional attorneys fees and costs, taxes, CAM and other costs as administrative expenses at the appropriate time.